



Zoom Video Conference
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MINUTES

DECEMBER 7, 2021

Present: Commissioners Angel Falconer, Lisa Batey, Desi Nicodemus, Kathy Hyzy, and Mark Gamba

Staff: Kelly Brooks, Commission Executive Director
Justin Gericke, City Attorney

Ann Ober, City Manager
Scott Stauffer, City Recorder

Commissioner Gamba called the meeting to order at 8:34 p.m.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

It was moved by **Commissioner Falconer** and seconded by **Commissioner Hyzy** to approve the Minutes of the October 5, 2021, Commission meeting. Motion passed with the following vote: **Commissioners Falconer, Batey, Parks, Abma, and Gamba** voting "aye." [5:0]

3. REGULAR BUSINESS

A. Five Year Action Plan – Update

Brooks noted there had been changes to the matrix of investment categories included with the staff report, commented on the general approach to the list of projects, and presented a draft investment proposal to spend the MRC's \$3,325,000 on development assistance, small business assistance, and placemaking projects.

Commissioners Batey and Gamba and **Brooks** commented on how the city's Construction Excise Tax (CET) funds factored into the proposal and whether the Housing Authority of Clackamas County (HACC) Hillside project would be eligible for MRC funds. **Batey** and **Brooks** noted that the city's Sparrow site was not in the urban renewal district area and could not receive MRC funds.

Commissioner Hyzy asked if a single small business project could receive financial assistance from several categories of funding. **Brooks** explained how each of the categories could be used to support different types of small business projects.

Brooks remarked on what placemaking projects could look like, including undergrounding power lines in Downtown Milwaukie. **Commissioner Batey** and **Brooks** commented on how undergrounding power lines could be tied to other projects.

Commissioner Batey noted the city's last downtown wayfinding signage project and suggested such signage be revisited with downtown business support. **Brooks** agreed another round of wayfinding signage would be a good project.

Brooks reported that the MRC had \$3,982,000 for downtown and Central Milwaukie infrastructure projects and discussed possible projects, including intersection upgrades, parking and streetscape improvements, and the Monroe Street Neighborhood Greenway.

Commissioners Gamba, Falconer, and Batey suggested the MRC should look at ways to fund infrastructure enhancements that support TriMet transit stop improvements.

Commissioner Batey was not interested in using MRC funds to support the development of the Murphy opportunity site. **Commissioner Hyzy** cautioned the Commission to not get too prescriptive about how to spend the funding as the MRC Community Advisory Committee (MRCCAC) had not yet discussed the projects.

Ober remarked that staff had looked at when to study and invest in parking infrastructure and suggested that parking was something the Commission should weigh-in on. It was noted that the Commission agreed that it should consider parking investments. **Brooks** noted that staff would bring back the proposed list of projects to the Commission.

Brooks discussed how MRC funds could support the Monroe Greenway project and invest in Dogwood and Milwaukie Bay parks. **Commissioners Gamba and Falconer** noted the complexities of the Milwaukie Bay Park project and were interested in hearing what the MRCCAC thought about investing in it.

Commissioner Falconer noted the proposed park investments were both west of Hwy 224 and believed Clackamas Fire District #1 (CFD1) may have concern about urban renewal money being spent on parks that would not generate more tax revenue in the future. **Commissioner Batey** agreed that some of the proposed projects would not necessarily result in increased tax revenue and believed that investing in Milwaukie Bay Park would result in increasing the downtown tax base.

Ober and **Brooks** commented that the overall goal of urban renewal and the MRC was to invest in projects and programs that would increase the tax revenue of properties in the urban renewal district. The group discussed whether the proposed projects would meet the MRC's goals and the urban renewal plan's outcome of increased tax revenue in downtown and the Central Milwaukie area for the taxing agencies.

Commissioner Gamba observed that the Milwaukie Marketplace in the Central Milwaukie area was blighted and asked what the MRC could do to address that. **Brooks** suggested the development and small business assistance projects would help and **Ober** and **Commissioner Hyzy** believed that investing in housing and active transportation around the marketplace would help.

Commissioner Falconer suggested Central Milwaukie lacked open space to invite pedestrians to visit. **Brooks** explained why parks had been added to the project list and noted other park projects near the urban renewal district. **Commissioner Hyzy** suggested the inclusion of open space should be discussed by the MRCCAC.

Brooks summarized that the Commission thought there were too many projects identified in downtown and not enough in Central Milwaukie.

Commissioner Batey thought there had been talk about adding a pocket park around the Meek Street stormwater project or the bicycle connector trail project and noted there could be an opportunity to invest MRC funds in the privately owned wetlands at the marketplace. **Commissioner Hyzy** didn't agree that there was an imbalance in identified open space projects as there were other sources of funding for such projects separate from MRC funds. **Brooks** commented on how the Commission's concerns would be relayed to the MRCCAC and **Commissioner Falconer** reiterated concern about how many MRC projects were on the downtown end of the urban renewal district.

Brooks reviewed next steps for the MRCCAC and MRC reviewing the initial list of urban renewal funded projects. **Commissioner Hyzy** and **Brooks** noted when the MRC's Engage Milwaukie page would be launched to take public feedback.

Ober observed, and the group agreed, that no project had been removed from the proposed list of projects for the MRCCAC to consider.

Ober thanked the MRCCAC members and Brooks for their work and **Commissioner Hyzy** thanked Brooks for coordinating the MRCCAC.

Councilor Batey agreed that the MRCCAC and Brooks had done good work and asked about the timeline for bonding urban renewal funds for approved projects. **Brooks** noted staff work to be done and timelines to be determined for bonding and other financial steps.

4. INFORMATION

None.

5. ADJOURNMENT

It was moved by Commissioner Hyzy and seconded by Commissioner Nicodemus to adjourn the MRC. Motion passed with the following vote: Commissioners Falconer, Batey, Parks, Abma, and Gamba voting "aye." [5:0]

Commissioner Gamba adjourned the meeting at 9:45 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder